

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

July 7, 2003
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Marshall, Deputy Mayor Degginger, and Councilmembers Creighton, Lee, Mosher and Noble

ABSENT: Councilmember Davidson

1. Executive Session

Councilmember Creighton opened the meeting at 6:01 p.m. and announced recess to Executive Session for approximately 45 minutes to discuss one item of potential litigation.

The Study Session resumed at 6:49 p.m. with Mayor Marshall presiding.

2. Study Session

(a) Parks and Open Space System Plan Update

City Manager Steve Sarkozy opened discussion about the draft 2003 Parks and Open Space System Plan, which updates the 1993 plan.

Kurt White, Chair of the Parks and Community Services Board, commented on the public's involvement in updating the Parks and Open Space System Plan. A public hearing on the draft plan is scheduled for the Board's meeting on July 8. Chair White noted accomplishments of the 1993 plan including Richards Valley open space, Meydenbauer Marina and Beach Park, Lewis Creek Park, and planning for a South Bellevue Community Center. New elements of the plan include an emphasis on downtown open space and historical and cultural resources within the park system.

Parks and Community Services Director Patrick Foran explained that the Parks and Open Space System Plan documents the long-term strategy for the park system and provides a tool for development of the annual Capital Investment Program (CIP) budget. The plan covers a 20-year planning horizon with short-term and long-term objectives. It includes a comprehensive park inventory and identifies system deficiencies by subarea.

Mr. Foran noted that neighborhood park facilities were identified as a top priority in the 1993 plan. As a result, 16 neighborhood and mini parks have been added since 1993. Another high priority was to expand the City's waterfront presence. This goal will be accomplished within a few months as the City completes a connection between Meydenbauer Marina and Meydenbauer Beach Park. Enatai and Clyde Beach parks experienced substantial development during this time period, and the 40th Street boat launch was expanded and reconstructed. In response to the goal to continue to acquire and develop key community parks, the City acquired Eastgate Park, Boeing property for a future park, and Lewis Creek Park. Expansions have occurred at Crossroads Community Park and Bellevue Botanical Garden, and Lakemont Community Park was added. The 1993 goal to strengthen the City's partnership with Bellevue School District has resulted in sports field improvements at 11 school sites, reconstruction of Ivanhoe Performing Arts Center and Tyee Gymnasium, and improvements at 16 elementary schools.

Mr. Foran reviewed population and demographic trends for the community. The city's population is expected to increase by 18,885 between 2002 and 2020. Nearly half of this growth will occur in the downtown, and the majority of the growth is expected for the 45 and older age group.

Public outreach activities to assist in updating the Parks and Open Space System Plan have included community surveys, focus groups, Park Board study sessions, Youth Link Board and Youth Council discussions, neighborhood groups, and the East Bellevue Community Council. Residents' priorities remain consistent with those previously identified including the preservation of open space and natural areas, neighborhood/mini parks, walking trails, recreation within neighborhoods, multiple-use community parks, waterfront access, community and teen centers, and sports facilities. Residents indicate strong support for expanding partnerships to provide park facilities. Ethnic groups expressed a wide range of interests and varying levels of understanding about the park system. Community centers are an important hub of neighborhood activity, and downtown residents have high expectations regarding parks and open space.

Mr. Foran reviewed the short-term recommendations and priorities identified in the draft Parks and Open Space System Plan:

Open Space/Greenways/Trails – Greenway connections and extensions in Richards Valley, Lewis Creek, South Bellevue, Kelsey Creek Greenway, and between regional systems and native growth protection areas (NGPAs). Lake-to-Lake Trail connections between Mercer Slough and Kelsey Creek Park and along Lake Hills Greenbelt. Coal Creek County Park transfer and improvements.

Waterfront Access – Meydenbauer Beach to Marina connections and phased development. Secure a connection between Meydenbauer Bay and Downtown Park within 10 years. Lake Sammamish waterfront park acquisition. Completion of Enatai Beach Park, redevelopment of Chism Beach Park, and parking site acquisition at SE 40th Street Boat Launch.

Community Parks – Lewis Creek Park development, Eastgate Park improvements, Wilburton Park/Botanical Garden improvements, completion of Downtown Park, Mercer

Slough Environmental Education Center (partnership with Pacific Science Center), Boeing property park development (Phase I), Kelsey Creek Park enhancements, next phase of Crossroads Park development, school facility improvements, and acquisition of Surrey Downs park site.

Recreation and Special Facilities – Construction of South Bellevue Community Center, additions to Crossroads and North Bellevue Community Centers, and exploration of community center alternatives serving downtown. Teen facilities. Sports field development and improvements at Robinswood Park, Marymoor Park, Boeing site, and schools.

Historic, Cultural and Art Resources – Develop a long-range plan for historic and cultural resources. Reinforce and increase partnerships.

Downtown Subarea – Completion of Downtown Park circle, acquisition of neighborhood parks in northwest and southeast quadrants of downtown, and buffer along south downtown edge. Urban trail system with pedestrian-oriented streets and connection between downtown and Lake-to-Lake Trail. Explore community center service alternatives for downtown residents and workers. Meydenbauer Bay connection to downtown.

Mr. Foran noted that the plan's long-term recommendations address additional development and/or completion of key projects including a downtown community center solution, completion of Meydenbauer Beach/Marina Park, completion of Boeing site park, development of Lake Sammamish waterfront, the creation of new partnerships (aquatic center, ice rink, sports facilities), and continued development of neighborhood and mini parks. The estimated cost of short-term projects is \$175 million. The financing strategy includes Capital Investment Program (CIP) funding, voter initiatives, and external funding sources including grants, partnerships, and expanded user fees.

Mr. Foran said the Parks and Community Services Board will hold a public hearing on July 8, to be followed by development of the Board's recommendation for Council in September. Council adoption of the Park Plan is scheduled for late September/October.

Councilmember Lee praised the plan's focus on meeting residents' needs and responding to changing demographics within the community. He indicated his strong interest in the physical and cultural needs of Bellevue's increasingly diverse population. Mr. Foran commented that some survey respondents did not realize local government provides park services and facilities. He noted the role of parks for some respondents as a place for family socialization.

Responding to Mr. Mosher, Mr. Foran said the Parks Department bases its standards on National Recreation and Park Association guidelines.

Mr. Noble has been pleased with the City's ability to execute unanticipated park acquisitions in the past. Mr. Foran said the Park Plan will continue to enable the City to take advantage of such opportunities as they arise.

Deputy Mayor Degginger commented on the importance of park facilities in the community's overall quality of life.

Mayor Marshall said two Bellevue parks, Newcastle Beach Park and Clyde Beach Park, have names consistent with neighboring cities. She suggested staff explore a partnership with the cities of Newcastle and/or Clyde Hill to implement improvements to these parks, which also serve their communities. In reference to a downtown community center, Mrs. Marshall noted the availability of vacant office space and suggested a partnership to develop a community center on the lower floors of an office development.

In light of Bellevue's growing diversity, Mrs. Marshall suggested finding out what sports and games are of interest to residents from other countries and exploring the feasibility of providing appropriate fields or facilities in local parks. Mrs. Marshall emphasized that the proposed Park Plan has not been funded and voter approval of park bond measures will be needed to implement the plan. Mayor Marshall thanked staff and the Park Board for their work on developing the plan.

(b) New City Building – Scope, Preliminary Budget, and Finance Plan

Mr. Sarkozy noted that Council held a retreat on July 2 to review and discuss the Technical Advisory Committee's recommendations for redevelopment of the newly purchased City building in downtown Bellevue.

Planning and Community Development Director Matt Terry referenced page SS 2-3 of the Council packet for a summary of the construction components recommended by the Technical Advisory Committee. He explained that staff and the architectural consultant attended the Council retreat to provide more information on the recommended project components:

Seismic Improvements	\$11.9 million
New Structured Parking	9.7
Public Safety Building Upgrades	1.2
Public Safety Tenant Improvements	11.9
Public Space Tenant Improvements	3.5
General Government Tenant Improvements	7.6
Mechanical/Electrical/Infrastructure Upgrades	3.1
Concourse/Council Chambers/Exit Stair	9.7
Computer Block Exterior Walls	1.6
Main Building Exterior Wall	5.0
Site Development/Green Roofs/Garage Screen	<u>6.0</u>

Total TAC Recommendation	
Construction Costs	\$ 71.5 million

Mr. Terry briefly reviewed the recommended project components. Public safety building upgrades and tenant improvements include moving the 911 Communications Center from Crossroads Fire Station to the new building, installing a secure elevator, temporary prisoner

holding facilities, and secure parking for public safety vehicles. The general government tenant improvements will provide office space, system changes to support technology, and new carpet. Mr. Terry said Council spent considerable time talking about the public space tenant improvements which include a lobby concourse for customer service, Council Chambers, and meeting rooms. Council discussed the need to improve the visual appearance and energy performance of the building. The TAC recommends modifications to the building's exterior as well as replacing existing dark glass with energy efficient clear glass.

Mr. Terry noted Council's request for more information on the furniture, fixtures, and equipment budget and the building's energy performance. Council also expressed interest in the technology budget for the redevelopment project. Mr. Terry said staff's assumption is that technology currently in use will be moved to the new building. These costs are included in construction cost estimates and the project's \$1.5 million technology allowance. Council asked staff to refine estimates for tenant improvements to ensure the recommended budget is adequate in this area. Council requested additional information about the architectural contract in general and insurance issues in particular. Council expressed a preference for public art that is integrated into the architecture of the building. Mr. Terry said Council will receive detailed responses to these inquiries on July 21.

Mr. Terry reviewed the project schedule:

June 10 and 16	Technical Advisory Committee's presentation of recommendations to Council.
June 30	Public Hearing held before Council.
July 14	Second Public Hearing.
July 21	Council Study Session: Discussion of project scope, preliminary budget, architectural contract, financing plan, and sale of current City Hall campus.
July 28	Council direction on project scope, preliminary budget, architectural contract, financing plan, and sale of current City Hall campus.
September	Approval of GC/CM (General Contractor/Construction Manager).
November	Council action on 100% schematic design final budget and bond issue. Council will be asked to provide direction on a preliminary budget in July. However, approval of a final budget is deferred to November after the final design is completed.
Spring 2004	Council action on Maximum Allowable Construction Cost (MACC).

Responding to Mr. Noble, Mr. Terry confirmed that the structural engineer's analysis indicates it is most cost efficient to perform seismic improvements for the entire building, rather than completing different levels of upgrades for the two halves of the building.

3. Council Business [Regular Session Agenda Item 6]

Mr. Mosher announced that the U.S. Department of Transportation's Inspector General recently released a study of Sound Transit. Mr. Mosher attended the Association of Washington Cities annual meeting in Spokane, in which Bellevue received an AWC diversity award.

Mr. Lee represented Council at an event in which the Bellevue Rotary donated archive items to Bellevue Regional Library. He attended the grand opening of the new pig sty at Kelsey Creek Farm, a function at Bellevue Entrepreneur Center (Bellevue Community College), and the 4th of July celebration in Downtown Park.

Mr. Creighton attended the Bellevue 50Fest/Seafair half-marathon and fun run. He thanked Parks and Police personnel and the many volunteers who assisted with this event.

Mr. Noble reported on the Eastside Transportation Partnership meeting.

Deputy Mayor Degginger attended the Planning Commission meeting. He attended several 50Fest neighborhood parties on the 4th of July followed by the celebration and fireworks at Downtown Park.

Mayor Marshall attended the 4th of July celebration in Downtown Park. She thanked the Parks Department, Fire Department, Police Department, and volunteers for their support of this event. Mrs. Marshall thanked Bellevue Downtown Association for overall coordination of the event, Bellevue Philharmonic for their performance sponsored by Overlake Hospital Medical Center and GLY Construction, and the Chinese Dragons.

At 7:58 p.m., Mayor Marshall declared recess to the Regular Session.

Myrna L. Basich
City Clerk

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